

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

AUGUST 30, 2024



CITY OF  
ST. CHARLES  
ILLINOIS • 1834

## DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/-OR PLAN COMMISSION REVIEW OR APPROVAL

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<b>Charles Farm</b> Concept to annex 970-acre site for Pulte & Del Webb residential development around LaFox area (EJ)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Scheduled 9-4-24			Letters sent to surrounding property owners advising of the 9-4 Plan Commission meeting.
<b>Space Self Storage</b> NW corner W Main & Cardinal Dr Self-storage facility in Corporate Reserve PUD (RH)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> <li>• PUD Preliminary Plan</li> </ul>				Under review.
<b>Parent Petroleum, 3342 W Main St.</b> Office building in Foxwood PUD (EJ)	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> </ul>				Review comments provided; resubmittal required.
<b>St. Charles Heights, 873-885 Geneva Rd.</b> 3-lot single-family subdivision (EJ)	<ul style="list-style-type: none"> <li>• Preliminary/Final Plat of Subdivision</li> </ul>				Revisions on resubmittal required prior to review.

## GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<i>None currently filed</i>					

**FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING**

DEVELOPMENT NAME AND LOCATION	PLAN COMMISSION REVIEW DATE	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
<b>Prairie Centre PUD – Resubdivision #4</b> Building lot for residential building & public park site	Approved 8-6-24	Approved 8-12-24	Approved 8-19-24	8-19-26	Detention pond access to be addressed prior to City signing Mylar.
<b>1416 Indiana Ave. (Indiana Place)</b> Subdivision Plat for 15-unit multi-family development	Approved 4-2-24	Approved 4-8-24	Approved 4-15-24	4/15/26	<b>Mylar at County Clerk for signature.</b>

**BUILDING PERMIT PROJECTS -**

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Audi Parking Lot Expansion</b> Pine Ridge Park Lot 17	PUD Plan approved by City Council Vehicle storage lot west of Audi dealership	Under review.
<b>Chipotle</b> 3790 E Main St.	PUD Plan approved by City Council Restaurant with drive-thru pickup on Charlestown Mall outlot	Under review.
<b>Fox Haven Square</b> 502 N. Kirk Rd.	PUD Plan approved by City Council Site Development permit for retail/restaurant/pickle ball project, located south of Jewel	Under review.
<b>Compact Industries</b> 420 37 <sup>th</sup> Ave.	32,338 sf Industrial building addition	Comments provided, plans to be resubmitted.
<b>“Save”ty Yellow Products</b> 3550 Legacy Blvd	22,845 sf Industrial building warehouse and office addition	Comments provided, plans to be resubmitted. <b>PUD Minor Change submitted.</b>
<b>Whole Foods Market</b> 300 S. 2 <sup>nd</sup> St.	Conversion of Blue Goose store – Owner interior/exterior alteration, Construction of expanded parking lot, store buildout by Whole Foods	Parking lot work and sidewalk work complete, public parking open. Interior remodel permit approved, waiting for Health Dept. approval. Store opening planned for Spring 2025.
<b>Pheasant Run Industrial – Bldg. B</b> 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Plans approved, permit issued.
<b>Chick-Fil-A</b> 3795 E. Main St.	Former Chili’s demolished, Special Use approved for new restaurant with drive-through	Building Permit issued, construction underway. Opening expected later this year.

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<b>The Learning Experience</b> 2435 W Main St.	Daycare facility on lot west of Buona Beef	Building Permit issued, under construction.
<b>Charlestowne Lakes</b> South of Foxfield Dr. at King Edward Ave.	PUD Plan approved by City Council 105 townhome & 62 duplex units	Site infrastructure (stormwater, utilities, streets) complete. Building construction underway. <b>Permits issued for 72 units.</b>
<b>River West Animal Hospital</b> 2377 W. Main St.	PUD Plan approved by City Council Zylstra PUD, lot between Firestone and Rental Max	Temporary Occupancy issued.
<b>1023 W. Main St.</b> Gas Station Redevelopment	PUD Plan approved by City Council. New convenience store building and gas pump canopy	Under construction.
<b>1416 Indiana Ave. – Indiana Place</b> NEC S. 13th & Indiana Aves.	Lamp Factory building- Former Crystal Lofts project. Renovation of existing building into 15 residential units.	Permit issued, under construction.
<b>McGrath Kia Dealership</b> 4085 E. Main St.	PUD Plan approved by City Council	Permit issued, under construction.
<b>Pheasant Run Industrial- Bldg. C</b> 290 Kautz Rd.	216,000 sf industrial warehouse building	Temporary Occupancy issued.
<b>Pheasant Run Industrial- Bldg. D</b> 250 Kautz Rd.	174,715 sf industrial warehouse building	Temporary Occupancy issued. Revised as-builts submitted, under review.
<b>Springs at St. Charles</b> North side of Smith Rd at Pheasant Run Trl.	PUD Plan approved by City Council 320 apartment units within 16 buildings; clubhouse; garages; maintenance building	Site infrastructure (stormwater, utilities, streets) substantially complete. Buildings under construction.
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Final inspections underway. Site engineering issues outstanding.
<b>Riverside Ave. Lift Station</b> 100 Devereaux Way	Demolition of the old lift station and construction of a new lift station east of Riverside Ave.	Temporary Occupancy issued. Final as-builts received.
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Under construction. Trunk Sanitary Sewer main accepted.
<b>1 E. Main St. (former BMO Harris)</b>	Interior and exterior building renovation for first floor restaurant use, upper floor residential use	Floodproofing documentation for basement, resubmittal required.
<b>Brooke Toria (Smith Rd. Estates)</b> N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Site infrastructure complete, building permits have been issued for all lots. Building construction underway.